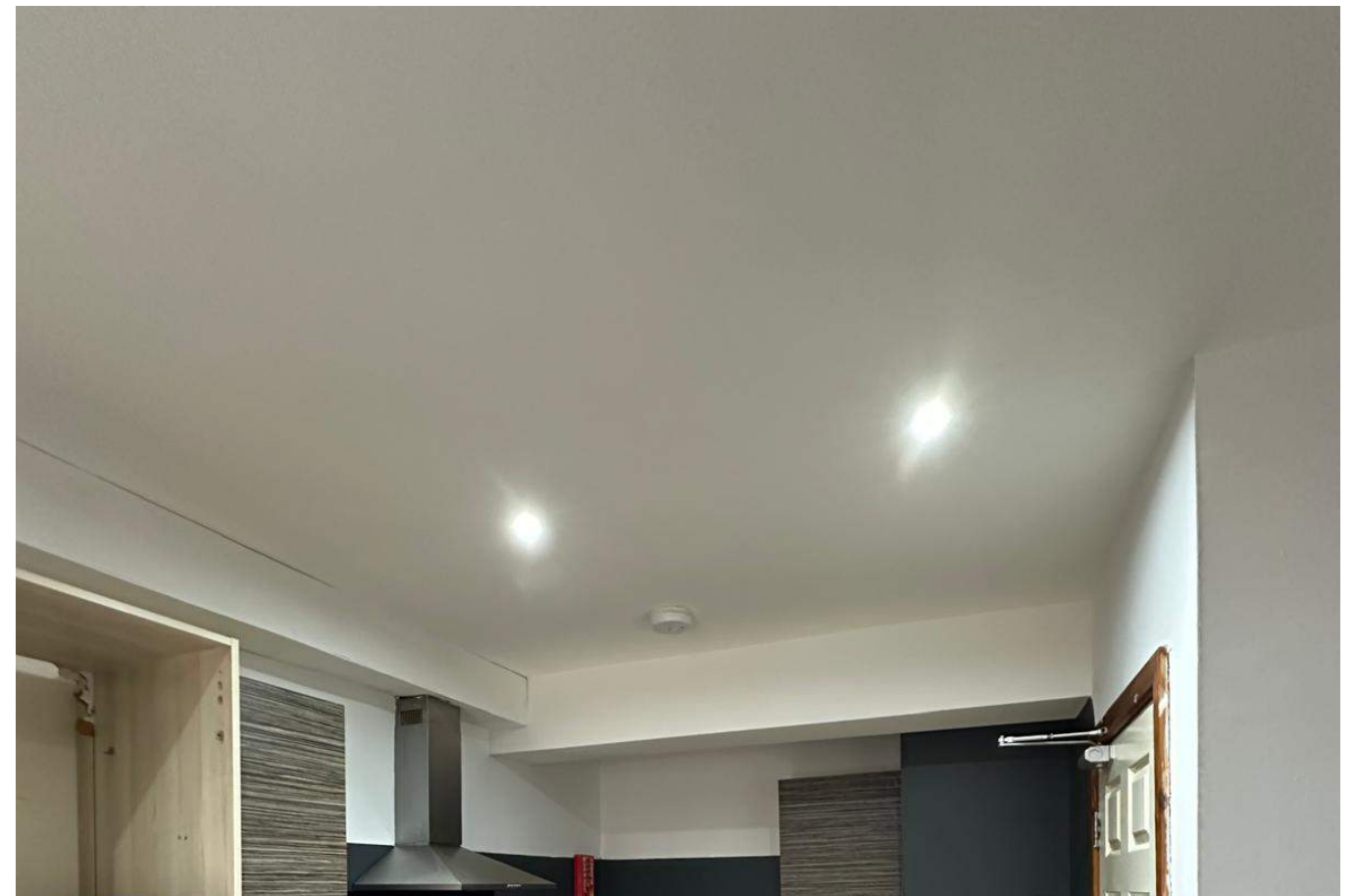




11C Fawcett Street, City Centre, Sunderland SR1 1SJ

- Council Tax Band B (students must provide an exemption)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   | 50      | 51        |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |

£1,500 pcm

1 Bathroom

3 Bedrooms

### PROPERTY FEATURES

- Three Bedrooms
- ALL Ensuite Bedrooms
- Living Room

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950  
enquiries@hackettproperty.com  
www.hackettproperty.com



AVAILABLE NOW

Experience this stunning 3 bedroom flat located in the heart of Sunderland City Centre - Book to view now

Property features:

- 3 double bedrooms all with their own en-suite

- Modern and open-plan kitchen and living room area and entrance phone system

- Bills and Wi-Fi are inclusive (except council tax)

Location features:

- Situated right in Sunderland city centre, close to The Bridges, bars, restaurants, and cafes

- Short walk to the University of Sunderland campuses and key transport links

FOR FURTHER INFORMATION PLEASE CONTACT HACKETT PROPERTY ON 01915109950

EPC rating E

Deposit: £1730.76

Council Tax: B (Students Must Provide Exemption)

What is included in the rent?

Bills are included.

Council Tax not included - students must provide exemption

Bedroom

Bathroom

Reception

Agents Note  
Fees may apply

Bedroom

Bedroom